



McKenzie Towne Council Meeting Minutes

Tuesday April 16th, 2024

Board of Directors Meeting @ 6pm to 6:30pm: 7pm (Public)

McKenzie Towne Hall & Teams

Attendance

In person: Darvin Zuch, Jason Todd, Marshall Lang, Nancey Yip, Shahzad Khan, Ignatius Emeye, Teresa Hargreaves, Keith D'Souza

Teams: None

Regrets: Josh Samuel, Debbie Mackinnon, Shauna Sanheim, Laura Kitchen, Sheri Barclay

Resident Guests: Jim Clement (GM), Cherise Baker (Facility Coordinator), Greg McCombs, Renee Barrett, Janice Pisko, Jodi Morton-Parcey, Jennifer Dobson

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1. Call to Order 6:30 PM by – Darvin Zuch
 2. Reading of Safety and Harassment Policy – By Darvin Zuch
 3. Introductions & Attendance
 - Board & Resident attendees as above.
 4. Approval of agenda – Motion to approve by Keith D'Souza, second by Shahzad Khan– No discussion – Motion passes.
 5. Approval of Minutes from previous monthly meeting – circulated by email. Motion to approve minutes for March 19th, 2024, by Marshall Lang, second by Ignatius Emeye – No discussion – Motion passes.
 6. Executive Committee Report – Met a number of times over the last 30 days. Had a meeting with our MLA in regard to the splash park and land. Met yesterday with the director of open spaces from the City of Calgary as well as Councillor Evan Spencer. There will be information sessions going forward Wednesday May 22nd, Thursday May 23rd, and Monday May 27th.
Motion - To hold three information sessions in May by Darvin Zuch, Second by Keith D'Souza – No discussion – Motion Passes.

Discussion in regard to the expansion of MTC's daycare into a separate building the estimated fee is \$7500.00 to break the daycare out into a separate entity which would still be owned by MTC. Daycare waiting list is currently at approximately 50 children for McKenzie Towne residents only. All board members to get police checks to not need to separate the daycare.

Motion - To not incorporate the daycare by Teresa Hargreaves, Second by Ignatius Emeye – No Discussion – Motion Passes.

7. Finance / HR Committee Report – Met on March 18th 2024. Total expenses from June-February were 1.374 Million, we have underspent by just under \$100,000. Revenue is also ahead by \$100,000 as well at 2.25 Million. Creating GM objectives prior to the end of April. Initiate a comprehensive review of HR policies and procedures before the next board meeting. Budget for the next year to be ready for approval for May board meeting.
8. Communications & IT Committee Report – Bree Moore is MTC's new Community Relations Manager. We have a full calendar year of events planned for McKenzie Towne and always open to new ideas.
9. Ops Committee Report – Met 1 week ago today. No changes in committee members. Preparation for the drought. Will plant perennials versus annuals as well as other low maintenance planting.
Motion - To make adjustments with regards to flowers/maintenance in preparation for drought conditions which will include less annuals, more perennials, mulch, strawberry plants, etc.– All in favour – Motion passes.
Motion - To adjust the purchase of 100 rain barrels at \$45.00 up to \$60.00 per rain barrel to sell to the residents in the community – All in Favour – Motion Passes.
Motion - To have a limit of 2 rain barrels purchased per address in good standing – All in Favour – Motion Passes.
MTC sign has shipped and is in transit by sea. The greenhouse location will now be in the compound. Reviewing quotes to replace the furnace prior to the end of the 2023-2024 fiscal year as to not lose the \$40,000 grant. Application to the city was submitted to be able to use the storm pond water. We will be replacing the 2008 Dodge truck to purchase a 1 Ton vehicle that can pull a trailer as it was never put on the life cycle report. The plan to open the splash park by June 1st 2024 is under way, may change with drought conditions. Electrician is coming to MTC to look at the front to give a quote to install lighting in the staircase of the MTC hall.
10. Green Space Committee Report – No Report as the committee chair Peter Hall resigned this morning. They will be meeting on Tuesday next week to vote on a new chair.
11. General Manager Report – 34 properties left in collections with one property being 3 years unpaid. Coffee with a Uniform once a month starting in May.
Neighbour night April 23rd potluck night for residents to attend and mingle. Newcomer night starting in May to educate new homeowners of the community of what we do here at MTC with a supervised kid zone in the gymnasium.
First ever MTC Speed Dating Social Friday April 19th, 2024, MTC staff run event.

Easter egg hunt was a huge success, but we were underprepared as we had a 400 person turn out and prepared for 200-250 people.

Charity Knitting club on Mondays has been a big success we will be donating our first full box of knitted blankets and hats in the near future. This coincides with the walking group and coffee social which gives our seniors plenty of opportunities.

Our maintenance team is getting prepared to start planting as soon as the snow is gone, and the ground has thawed.

Jenn Kelly has taken over as the recreation coordinator as this gives our programs the chance to expand and get the focus they need while Bree focuses on the events and website/social media management.

Daycare has expanded from 30 children to 37. We are looking to increase the daycare by finding alternative storage for the third room downstairs to allow 15 more children to come into our Daycare facility.

We have added additional signs in McKenzie Towne and have gone through the permit process through the City of Calgary which is \$60/permit every 2 weeks.

Brookfield has confirmed two dates for movies in the park for this upcoming summer.

12. Motions Submitted in Advance – None

13. Other Business: Greg McCombs guest speaker on the Xcelerate program which is taking MTC's full time staff as well as the board leaders worth following. Darvin Zuch has asked Greg McCombs to be available to meet with the board to update them on the program. Spoke about the things that the board finds are strong suits of the board and McKenzie Towne as a community such as problem solving as a community, volunteering for community events, and learning about the community.

Spoke on the five circles of influence and being intentional and less accidental with our actions and words. Building positive workplace culture.

Discussed possible changes to be made such as having more consistency from year to year with policy, procedure, by-laws as well as members to ensure the ideas we have get carried out, triaging our goals creating tier 1,2 & 3, reduce board turn over, extend buy-in to 2 years from the current 1 year.

14. Comments from visiting members – Very informative from Jennifer Dobson and Janice Pisko and Jody Morton-Parcey are looking to moving forward from the struggles of the Greenspace committee.

15. Next Meeting Dates:

- Tuesday May 21st, 2024, 6:00 PM (In-Camera) 7:00 PM (Public)

16. Adjournment.

- Motion to adjourn (8:02PM)
- Moved by: Darvin Zuch
- **Carried**